

Exhibit 4

EXHIBIT 4

COMMISSION AGREEMENT

TRANSACTION: 6351 Westminster Ave., Westminster, CA 92683

BROKER/PAYOR: Lipp CDS, Inc.

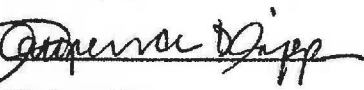
CO-OP AGENT/PAYEE: Back Bay Realty Group
Attn: Andrew Fielder
3857 BIRCH ST #195
NEWPORT BEACH, CA 92660
CA License ID: 02046883

FEE AMOUNT: One hundred twenty thousand dollars (\$120,000)

TERMS: Payable within fifteen (15) days after close of escrow and receipt of funds.

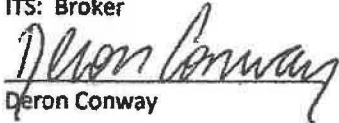
AGREED AND ACCEPTED ON THIS 3rd **DAY OF MARCH 2023**

LIPP CDS, INC.



BY: Larry Lipp

ITS: Broker


Deron Conway

ITS: Agent/Salesperson

Back Bay Realty Group
DocuSigned by:


Andrew Fielder

Andrew Fielder 17489...

ITS: Founder & CEO